

Demographics

2005 Demographic Highlights

1. Wichita's 2006 population (January 1) is estimated at 358,870, an increase of 14,586 since 2000. Sedgwick County has experienced an increase of 19,679 since 2000, for a 2006 population of 472,548.
2. According to the Wichita Area Association of Realtors, there were 9,281 homes totaling over \$1.2 billion sold in Sedgwick County. This is up 11 percent from homes sold in 2004, and it is 25% higher than the five-year average.
3. The average price for homes sold in Sedgwick County in 2005 was approximately \$129,900. This is up 4% from 2004 figures.
4. Wichita's incorporated area grew to 156.5 square miles in 2005. All other cities in Sedgwick County grew to a total of 57.6 square miles

POPULATION TRENDS AND PROJECTIONS

Table 1 presents 2000 and 2004 Census numbers along with 2030 projections for all cities in Sedgwick County plus the city of Andover. The 2030 projections are from the 2005 Update of the Wichita-Sedgwick County Comprehensive Plan. The projections anticipate moderate growth for the County through the year 2030, with over half of the new growth occurring by 2015. Growth rates are also shown in Table 1 for the estimates and projections with 2000 Census numbers as the starting point.

Household size and owner occupancy data are obtained from 2000 Census figures for Wichita, each of the small cities, and the county, along with building permit data to calculate population growth. The majority of population growth in Sedgwick County has occurred in the urbanizing fringe portions of the county. As a result of this and resulting annexations, the unincorporated areas of the county continue to experience a net

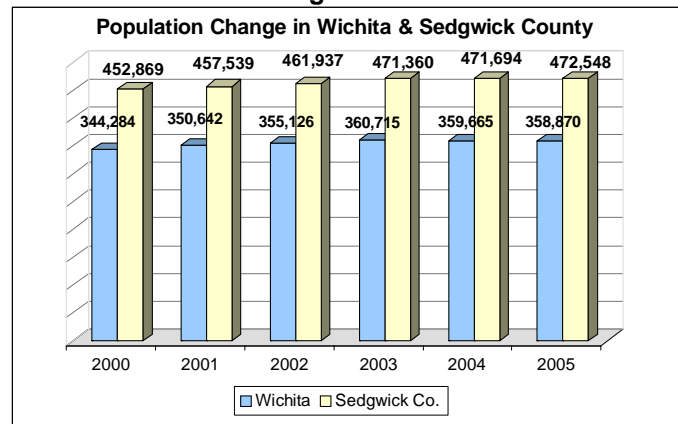
decline in population.

Wichita's population at the beginning of 2006 is estimated at 358,870 by the Metropolitan Area Planning Department. This is below the original MAPD 2005 estimate of 359,665, but reflects the use of the Census Bureau's July, 2004 estimate that incorporates other factors such as the downturn in employment over the past few years, causing some of Wichita's loss of population over time. Sedgwick County's population is estimated at 472,548 at the beginning of 2006. This is up slightly from MAPD's 2005 estimate of 471,739 for much the same reasons.

Figure 1 illustrates the stable population growth trend of Wichita and Sedgwick County for the past six years.

For the near future, Wichita's predominantly

Figure 1



east-west growth pattern is expected to continue. Western Wichita (northwest and southwest growth areas) is projected to experience a population increase of approximately 31,000 persons over the 25-year period of the Comprehensive Plan. This results in a possible need to develop about 8.4 square miles of undeveloped land into urban use if current development densities continue.

In eastern Wichita (northeast and southeast Wichita growth areas), population is expected to increase by 20,000 persons, requiring approximately 5.4 square miles of land for urbanization

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Table 1

Sedgwick County Population Projection

CITY	2000 Census Population	July 2004 Census Estimate	4.5 Yr. Annual Growth Rate (Census data)	2006 Population Estimate based on Building Permits	6 Yr. Annual Growth Rate (Permit Data)	Comprehensive Plan Population Projection for 2030	Projected 30 Yr. Annual Growth Rate
Andale	766	791	0.72%	826	1.26%	1,097	1.20%
Bel Aire	5,836	6,530	2.53%	6,654	2.21%	12,577	2.59%
Bentley	368	415	2.71%	463	3.90%	675	2.04%
Cheney	1,783	1,844	0.75%	1,971	1.69%	2,597	1.26%
Clearwater	2,178	2,192	0.14%	2,271	0.70%	3,514	1.61%
Colwich	1,229	1,300	1.26%	1,340	1.46%	1,839	1.35%
Derby	17,807	20,326	2.98%	21,364	3.08%	32,045	1.98%
Eastborough	826	797	-0.79%	799	-0.55%	904	0.30%
Garden Plain	797	813	0.44%	821	0.50%	976	0.68%
Goddard	2,037	3,196	10.53%	3,446	9.16%	5,274	3.22%
Haysville	8,502	9,627	2.80%	10,038	2.81%	16,412	2.22%
Kechi	1,038	1,210	3.47%	1,810	9.71%	2,499	2.97%
Maize	1,868	2,118	2.83%	2,409	4.33%	3,951	2.53%
Mount Hope	830	837	0.19%	850	0.39%	1,006	0.64%
Mulvane	4,154	5,575	6.76%	5,744	5.55%	6,533	1.52%
Park City	5,814	7,000	4.21%	7,428	4.17%	12,956	2.71%
Sedgwick	211	229	1.84%	229	1.37%	475	2.74%
Valley Center	4,883	5,369	2.13%	5,767	2.81%	9,114	2.10%
Viola	211	231	2.03%	233	1.67%	289	1.05%
Wichita	344,284	353,823	0.61%	358,870	0.69%	412,460	0.60%
Unincorp. Sedg. Co	47,447	39,579	-3.95%	39,215	-3.13%	39,840	-0.58%
Sedgwick Co. Totals	452,869	463,802	0.53%	472,548	0.71%	567,033	0.75%
Andover	6,698	8,617	5.76%	9,230	5.49%	15,600	

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in this area based on current development densities.

While the fringe urbanized areas of Sedgwick County have been experiencing steady growth since 1990, the older central area of Wichita has not grown much. Based on data from the last decade and current trends and revitalization efforts called for in the Comprehensive Plan, it is estimated that central Wichita will gain 3,000 people between 2005 and 2030. However, there have been some recent proposed projects in the downtown and other central Wichita neighborhoods that may exceed anticipated future growth rates.

RESIDENTIAL PROPERTY SALES

Table 2A shows total units sold during 2005 in nine zones in Sedgwick County, as well as total units sold in Butler and Harvey Counties as reported by the Wichita Area Association of Realtors. The year 2005 saw the sale of 9,281 single-family homes and condominiums in Sedgwick County. This number is up by

11 percent over 2004. It is also above the five year average of 7,422 sales shown in **Table 2B**.

Figure 2 illustrates the trend in Sedgwick County home sales from 2000 to 2005. **Tables 2A** and **2B** tables show total homes sold, average home prices and total valuations for the nine real estate zones in Sedgwick County illustrated in **Figure 3**.

Figure 2

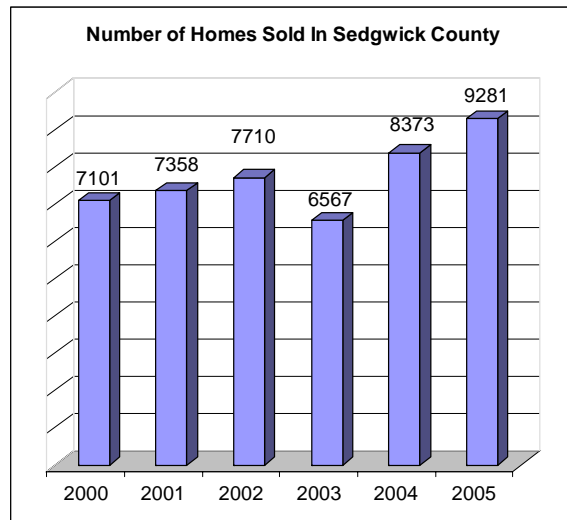


Table 2A

2005 Sedgwick County Area Residential Sales

Zone	Total Sold	Average Price	Total Valuation	Percent of Homes Sold*
Zone 100	1,879	\$157,882	\$296,660,623	20%
Zone 200	789	\$71,142	\$56,130,660	9%
Zone 300	1,035	\$86,033	\$89,044,356	11%
Zone 400	2,089	\$178,810	\$373,534,347	23%
Zone 500	1,625	\$94,075	\$152,871,343	18%
Zone 600	559	\$119,989	\$67,073,998	6%
Zone 700	352	\$141,630	\$49,853,718	4%
Zone 800	211	\$115,492	\$24,368,867	2%
Zone 900	742	\$129,596	\$96,160,279	8%
Sedgwick County Total	9,281	\$129,910	\$1,205,698,191	100%
Butler County	1,137	\$107,784	\$151,642,833	--
Harvey County	511	\$85,498	\$52,867,939	--

Based on information from the Wichita Area Association of Realtors for the Period January 1, 2005 through December 31, 2005

*Percent of total sold for zones in Sedgwick County only.

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Table 2B

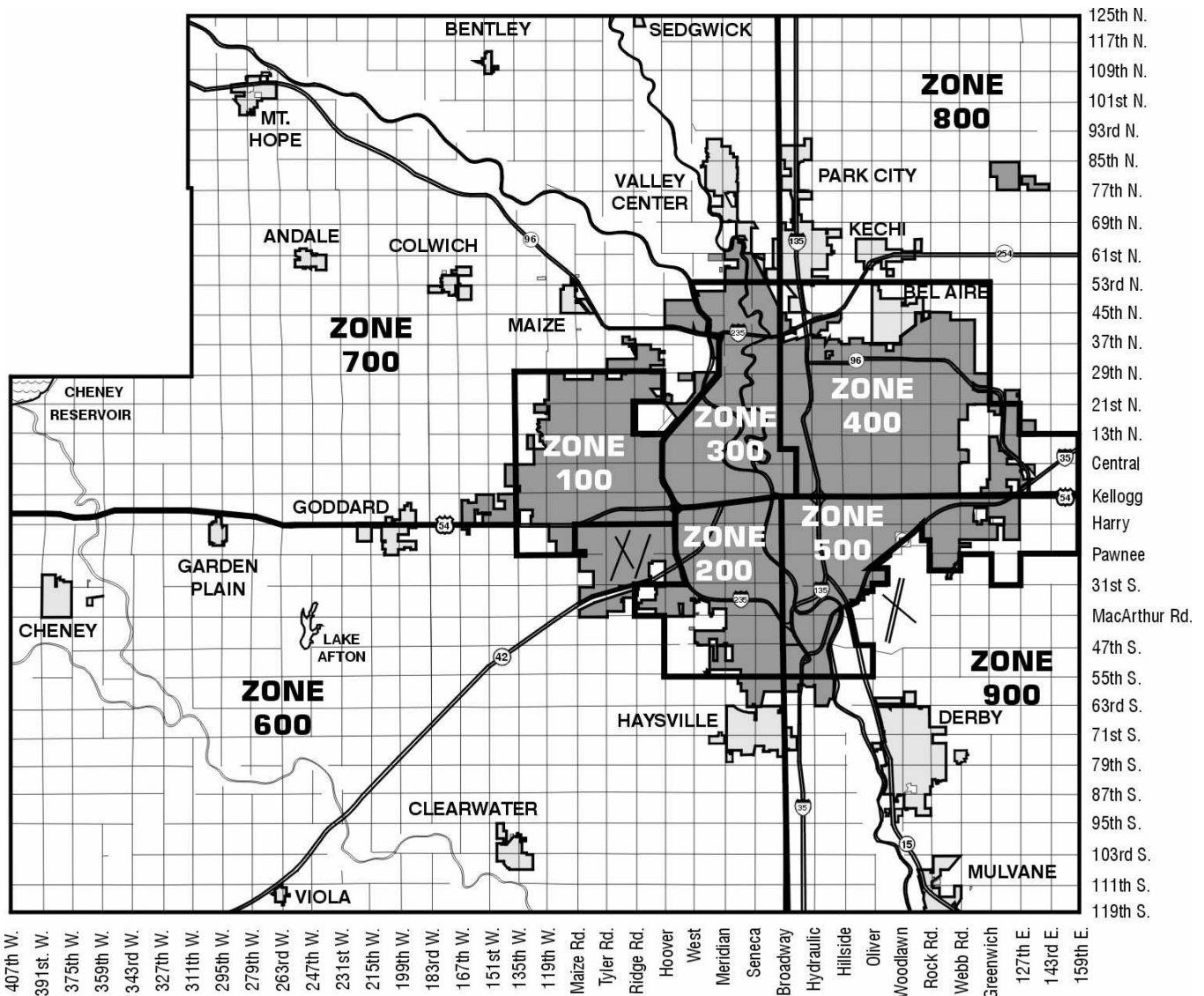
2000-2004 Sedgwick County Area Average Residential Sales

Zone	Average Sold	Average Price	5-Year Average Valuation	Percent of Homes Sold*
Zone 100	1,545	\$140,021	\$216,360,926	21%
Zone 200	659	\$65,369	\$43,065,076	9%
Zone 300	906	\$81,216	\$73,565,215	12%
Zone 400	1,671	\$153,774	\$256,955,592	23%
Zone 500	1,272	\$79,333	\$100,895,587	17%
Zone 600	386	\$101,375	\$39,110,418	5%
Zone 700	206	\$112,188	\$23,088,191	3%
Zone 800	175	\$107,610	\$18,788,753	2%
Zone 900	603	\$118,721	\$71,588,825	8%
Sedgwick County Total	7,422	\$113,641	\$843,418,583	100%
Butler County	877	\$115,481	\$101,299,850	
Harvey County	409	\$91,417	\$37,426,110	

Based on information from the Wichita Area Association of Realtors for the Period January 1, 2000 through December 31, 2004

*Percent of total sold for zones in Sedgwick County only.

Figure 3
Statistical Reporting Areas (Wichita Area Association of Realtors)



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ANNEXATIONS

As a result of subdivision and other development activity at the fringe of Wichita, the City of Wichita has tried to accommodate this growth and the subsequent provision of services through annexations. In the past year, Wichita has grown to 156.5 square miles with an average density of approximately 2,293 persons per square mile.

In 2005, Wichita annexed 958 acres or 1.50 square miles. The majority of these annexations were due to property owner requests associated with new development. In 2005, about 33 residents were added through annexation. This is up from the 7 residents added to Wichita's population by annexation in 2004.

Of Wichita's 2005 annexation cases, about 10 percent of the land annexed was already

developed. The remaining 90 percent was developing or anticipated to develop in the near future.

Many of the small cities in Sedgwick County have also grown through annexation activity. Topping the list in acres annexed among the small cities are Kechi, Park City and Valley Center. **Table 3** shows annexation activity for each of the cities in Sedgwick County for 2005 along with total square miles for 2000 and 2005.

Annexations to each of the cities throughout Sedgwick County have occurred in several school districts and are an indicator of future enrollment patterns for them. School districts serving the cities in Sedgwick County along with current city limits are depicted in **Figure 4**.

Table 3

Annexation Activity in Sedgwick County Cities

CITY	2000 Total Square Miles	2005 Acres Annexed	2005 Total Square Miles
Andale	0.5	0.0	0.6
Bel Aire	2.2	0.0	6.5
Bentley	0.2	0.0	0.3
Cheney	1.4	253.0	2.0
Clearwater	1.1	113.3	1.6
Colwich	0.9	0.0	1.1
Derby	7.3	0.0	8.2
Eastborough	0.4	0.0	0.4
Garden Plain	0.4	0.0	0.6
Goddard	2.2	375.0	3.5
Haysville	3.4	48.0	4.3
Kechi	1.4	1352.5	5.8
Maize	0.9	213.0	4.5
Mount Hope	1.0	80.0	1.5
Mulvane	1.6	0.0	1.8
Park City	5.4	862.2	8.6
Sedgwick	0.2	0.0	0.2
Valley Center	3.2	806.7	6.0
Viola	0.2	5.0	0.2
Wichita	140.0	958.2	156.5

*Source: Sedgwick County Geographic Information Systems and Small City Survey

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Figure 4
School Districts Serving Sedgwick County

